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1983

1001-1007

MORTGAGE

THIS MORTGAGE is made this 13th day of August, 1983, between the Mortgagor, Joe G. Thomason and John T. Douglas, Jr., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Seven Hundred Sixty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 30, 1993.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that piece, parcel or lot of land situate, lying and being on the east side of Kent Lane, near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot #58 of property of Central Realty Corporation, according to a plat thereof made by Dalton and Neves made May, 1946 and recorded in the RMC Office for Greenville County in Plat Book P, Page 39 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Kent Lane 510 ft. north of the north-east intersection of Kent Lane and a County (Gilfillin) Rd., and running thence N. 88-10 E. 175 ft. to an iron pin; thence N. 1-50 W. 70 ft. to an iron pin; thence S. 88-1 W. 175 ft. to an iron pin on the East side of Kent Lane; thence S. 1-50 E. 70 ft. to the point of beginning.

This mortgage is junior in rank to a mortgage held by the said First Federal Savings and Loan, recorded in the Greenville County RMC Office in Mortgage Book 1359, page 550.

This is the same property conveyed to us by Mary Ann H. Penland by deed dated May 3, 1983, and recorded May 9, 1983 in the RMC Office in Deed Book 1187, page 938.

which has the address of 22 Kent Lane, Greenville, South Carolina

(herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA —

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